
TWEEDSIDE ESTATE

Location

2, 4 & 7 BLACK ST, 266 BUCKLEY ST, 9 & 20-22 ELDER PDE, 4 & 6 FORRESTER ST, 1, 3 & 7-11 LALUMA ST, 17, 33-35, 37, 45 & 49 LINCOLN RD, 1 LYON ST, 37 MCCARRON PDE, and 6 & 16 THOMSON ST, ESSENDON, MOONEE VALLEY CITY

Municipality

MOONEE VALLEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO468

Heritage Listing

Moonee Valley City

Statement of Significance

Last updated on - March 31, 2021

What is significant?

The Tweedside Estate group listing comprising the houses constructed c.1885 to c.1895 at 2, 4 & 7 Black Street, 266 Buckley Street, 9 & 20-22 Elder Parade, 4 & 6 Forrester Street, 1, 3, 7-11 Laluma Street, 17, 33-35, 37, 45 & 49 Lincoln Road, 1 Lyon Street, 37 McCarron Parade, and 6 & 16 Thomson Street, Essendon.

The features that contribute to the significance of the place are the Victorian era houses of four broad types: Symmetrical or asymmetrical double fronted villas, single fronted cottages, terrace and semi-detached houses and the overall consistency of form (hipped roofs, single storey), materials and detailing (weatherboard with imitation Ashlar, bi-chrome brick or stucco external cladding, slate or corrugated metal roofs, full width or return verandahs with cast iron decoration, brick or brick and render chimneys) and predominantly detached siting.

The houses at 266 Buckley Street and 37 McCarron Parade are of individual significance and have their own citation and statement of significance.

All the other houses within the listing are Contributory.

Non-original alterations and additions to the Contributory houses (with the exceptions of the early addition to 33-35 Lincoln Road and the Edwardian front to 9 Laluma Street) are not significant.

How is it significant?

The Tweedside Estate group listing is of local historic and representative significance to the City of Moonee Valley.

Why is it significant?

Historically, it is associated with the residential development that occurred during the height of the land boom in Essendon and demonstrates the extent to which speculative subdivisions progressed into the more remote areas of Moonee Valley during the nineteenth century boom. The Victorian houses either individually or in small groups interspersed amongst much later housing stock is representative of the pattern of development in the more remote subdivisions in Essendon that were only partially developed before the economic depression of the 1890s brought a halt to development and the long pause before building recommenced in the twentieth century. (Criteria A & D)

Theme

2. Peopling Victoria's places and landscapes 6. Building towns cities and the garden state

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| Heritage Study/Consultant | Moonee Valley - Moonee Valley Heritage Study, Context Pty Ltd, 2015, 2015; Moonee Valley - Moonee Valley 2017 Heritage Study, Context, 2019; |
| Construction dates | 1886, |
| Other Names | Precinct, serial listing, |
| Hermes Number | 202141 |
| Property Number | |

Physical Description 1

The Tweedside Estate group listing comprises 23 houses at 2, 4 & 7 Black Street, 266 Buckley Street, 9 & 20-22 Elder Parade, 4 & 6 Forrester Street, 1, 3, 7-11 Laluma Street, 17, 33-35, 37, 45 & 49 Lincoln Road, 1 Lyon Street, 37 McCarron Parade, and 6 & 16 Thomson Street, Essendon. The houses were all constructed c.1885 to c.1895 and the majority show the influence of the Italianate style. Typical of the style, they have hipped roofs originally clad in slate or corrugated steel and are constructed of face (usually bi-chrome) or rendered brick, or timber with imitation Ashlar facades with characteristic features such as bracketed eaves, verandahs with cast iron decoration, tripartite or double timber sash windows (with moulded bracketed cement or bluestone cills) with square or arched heads (the notable exception is 49 Lincoln, which has less common pointed heads), four or six panel front doors with sidelights and highlights, and rendered (or brick and render) chimneys with moulded cornices and half circular chimney topper. The masonry examples are often enriched with moulded cement detailing such as window architraves and keystones, impost moulds, bracketed sills and the like, while the timber examples sometimes have decorative architraves in timber.

The two earliest houses, constructed c.1885, are at 33-35 and 37 Lincoln Road. They both appear to have originally been symmetrical Italianate brick villas of similar or identical design set on generous garden allotments with relatively deep front and side setbacks. No.33-35 has an early hipped roof addition to one side, which was in place by the time the MMBW plan was prepared in 1908. Apart from the overpainting of no.37, both houses are relatively intact. The other symmetrical villa type is 4 Black Street, which is a timber example.

The other houses in the serial listing fall into the following categories:

Asymmetrical double fronted villas

These are constructed of bi-chrome brick (9 Elder, 1 Laluma, 49 Lincoln) timber with imitation Ashlar facades (47

Lincoln, 16 Thomson), and rendered brick (6 & 8 Forrester, 17 Lincoln, 1 Lyon). The projecting bays are flat or canted (three-sided), and two examples (45 & 49 Lincoln) have a second projecting bay to the side with a return verandah between. 1 Lyon Street also has a return verandah (the second bay to the side is not original).

Of the brick examples, at 9 Elder and 1 Laluma the walls are of red brick with the accent features (including quoining, window heads, window outlines and string course below the eaves) picked out in contrasting cream bricks. At 1 Laluma the continuous band of cream brick voussoirs to the windows of the projecting bay is a distinctive feature, while 49 Lincoln features decorative tilework at impost height to the projecting bay. All three examples are relatively intact with what appear to be original (49 Lincoln) or sympathetically reconstructed verandahs (9 Elder and 1 Laluma). 49 Lincoln is also enhanced by a pair of mature Canary Island Palms.

Of the rendered examples, at 17 Lincoln the window bay projects slightly forward of the main bay and has a separate roof. Other details include the continuous moulded cills and decorative quoining. A garage has been added at one side, but the house is otherwise relatively intact. 1 Lyon Street the arched windows to the canted bay have moulded architraves with keystones impost moulds and bracketed cills with inset panels below. Additions have been made at the side and rear, but the original form remains legible.

Of the timber examples, 45 Lincoln is very intact and features decorative timber architraves to the compressed arch windows and what appears to be the original slate roof and verandah. 16 Thomson has lower integrity (it appears the roof cladding has been replaced).

Single fronted cottages

These include timber with imitation Ashlar facades (2 & 7 Black, 6 Thomson) and brick (7-11 Laluma). The middle cottage in the Laluma group has had a gabled facade added during the Federation/Edwardian period, but retains the Victorian era chimney and slate roof and provides an interesting counterpoint to the adjoining cottages.

Terrace or semi-detached houses

3 Laluma is the only building with terrace house form and parapet. Typical of the boom era, the parapet is ornately detailed and features an arched pediment set on a raised panel flanked by scrolls, while the frieze features paired brackets and rosettes. The walls are bi-chrome brick with decorative quoining. The verandah is not original and features inappropriate bullnose profile and turned timber posts. The semi-detached cottages at 20-22 Elder Parade are constructed of bi-chrome brick (quoining and diaper work) and have return verandahs that terminate at a projecting side bay. There are paired double timber French windows to the main facade. They have good integrity.

The other two houses within this group listing at 266 Buckley Street and 37 McCarron Parade are unique designs. Please refer to the separate citations for details.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>